

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON FEBRUARY 15, 2006
(Approved March 15, 2006)

The Planning Commission held their monthly meeting on Wednesday, February 15, 2006. Present for the meeting were Harold Kulp, Roy Kolb, Kathryn Alexis, Walter Woessner, and Lance Parson. Also, present was Brady Flaharty of ARRO Consulting, Inc.

Mr. Kulp called the meeting to order at 7:00 p.m. and the pledge was recited.

CITIZENS COMMENTS

1. MINUTES

Mr. Woessner moved to approve the January 18, 2006 monthly meeting minutes as amended. Mr. Parson seconded the motion. The motion carried unanimously. Amendment being in the heading, correct the spelling of Mrs. Alexis' first name.

2. MAACK RESIDENTIAL, LP

Mr. Glenn Kelczewski of Conver and Smith Engineering, Inc. and Stephen Kalis, legal counsel for Gambone Development Group were present.

Mrs. Alexis moved to recommend preliminary plan approval of the Maack Residential, LP plan in accordance with draft resolution dated February 7, 2006. Mr. Woessner seconded the motion. The motion carried unanimously.

3. MAACK RESIDENTIAL, LP (WINEBERRY ESTATES)

Mr. Glenn Kelczewski of Conver and Smith Engineering, Inc. and Steven Kalis, legal counsel for Gambone Development Group were present.

There was a review of the Wineberry Estates sketch plan last revised January 10, 2006 in accordance with Township Engineer letter dated January 27, 2006, Township Planner letter dated February 7, 2006 and Traffic Engineer letter dated February 6, 2006.

It was noted the plan does not meet the requirements of Section 429 of the Subdivision and Land Development Ordinance concerning trails. It was noted all waivers being sought should appear on resolutions.

Mr. Kelczewski presented Alternates A and B for the alignment of Maack Road. Alternate A proposes situating the road as to leave existing trees. Mr. Woessner moved to recommend Alternate A. Mr. Kulp seconded the motion. The motion carried unanimously.

4. ECKHART SUBDIVISION

Mr. Bill Hess and Mr. Rich Dougherty of Ambassador Homes were present.

There was a discussion regarding the bus pad at the Eckhart Subdivision site. A resident of Brandie Layne Court was present to discuss concerns of the bus pad proposed in the right-of-way of his lot. The Planning Commission noted they have to investigate the site before rendering a recommendation. The item will be discussed at the next Planning Commission monthly meeting.

5. TELVIL HALL

Mr. Bryan Hunsberger of Telvil Corporation and Mr. Tom Ludgate of Ludgate Engineering were present.

There was a review of Telvil Hall sketch subdivision and land development plans last revised December 27, 2005 in accordance with Township Engineer letter dated January 16, 2006, Township Planner letter dated January 17, 2006 and Traffic Engineer letter dated January 17, 2006.

Mr. Ludgate noted that Del Val Soils has evaluated the soils and Del Val noted Croton soils were not found. A report will be forwarded.

6. GREEN ACRES

Mr. Glenn Kelczewski and Mr. William Conner of Conner and Smith Engineering, Inc. were present. There was a brief discussion regarding the legal opinion dated February 1, 2006 provided by the Township Solicitor. The opinion regarded soils issues. Mr. Conner pointed out that per a field survey there is a high water table area on Lots 1 and 6 that is not represented by the soils map. It was interpreted from the legal opinion that the only controlling documents were the Zoning Ordinance and the soils mapping.

7. NEUMAN SUBDIVISION

It was noted the legal opinion obtained regarding the Neuman Subdivision concluded the house with the basin now becomes part of the subdivision.

8. WOODCREST ESTATES II

Mr. Marc Jonas, legal counsel for the applicant, and Mr. Andrew Wright of the Nolen Group were present.

There was a discussion regarding the legal opinion dated January 17, 2006 provided by the Township Solicitor addressing the issue of causing non-conformity to the Barzousky property. Mr. Woessner moved to not recommend moving the proposed extension of Wood Lea Drive easterly by 5 feet from the side lot line of the Barzousky property, so as to preserve that lot line as a side lot line. Mr. Kulp seconded the motion. Mr. Kolb and Mrs. Alexis opposed. The vote carried with a 3-2 vote.

Mr. Woessner moved to recommend the alternative to provide public water and sanitary sewer service to the Barzousky property thus making the property conforming. Mr. Parson seconded the motion. The motion carried unanimously.

9. HIDDEN ACRE ESTATES

Mr. Kolb moved to accept for review the Hidden Acres subdivision and land development preliminary plan dated February 7, 2006. Mr. Kulp seconded the motion. The motion carried unanimously.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Mr. Woessner noted that there should be an agenda item to cover review extension periods to make recommendations to the Board of Supervisors to be compliant with the Subdivision and Land Development Ordinance.

Mr. Woessner noted that there is a fence detail in the Coventry Glen plans for the basin fence.

Mr. Woessner noted that the legal opinions identifying that the Subdivision and Land Development Ordinance had no control over lot area calculations implied that the definition of lot area did not belong in the Subdivision and Land Development Ordinance.

The next meeting will be held March 15, 2006 at 7:00 p.m.

ADJOURNMENT

Mrs. Alexis moved to adjourn the monthly meeting at 10:30 p.m. Mr. Kolb seconded the motion. The motion carried unanimously.

Respectfully submitted,

Bonnie L. Frisco
Secretary